



The City of San Diego

Staff Report

DATE ISSUED: March 11, 2026
TO: City Council
FROM: City Planning Department
SUBJECT: Barrio Logan Community Plan Amendment and Rezone

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Council District(s): 8

OVERVIEW:

The proposed Barrio Logan Community Plan Amendment would amend the Community Plan land use for approximately 3.0 acres from right-of-way to park; 4.2 acres from neighborhood commercial to park; and 4.7 acres from neighborhood commercial to neighborhood village. The proposed rezones would rezone 1.8 acres of land from CC-2-3 to OP-1-1; rezone 13.8 acres of land from CC-3-6 to OP-1-1; and rezone 1.8 acres of land from CO-2-2 to OP-1-1 to implement the park land use designation within the Barrio Logan Community Plan area. The proposed amendment would also amend the General Plan to redesignate 3.0 acres from Right-of-Way to Open Space and Recreation, 4.2 acres from Commercial Employment, Retail & Services to Open Space & Recreation, and 4.7 acres from Commercial Employment, Retail & Services to Multiple Use due to the Barrio Logan Community Plan being part of the Land Use Element of the General Plan.

The City Council adopted the updated Barrio Logan Community Plan (Community Plan) on December 7, 2021. The Land Use Map, Figure 2-1 in the Barrio Logan Community Plan, identified the parks adjacent to Interstate 5, consistent with the Park and Recreation Facilities Map, Figure 7-1. The Land Use Map also designated the area generally bounded by 32nd Street, Main Street, and Bryant Street as Neighborhood Village. As part of the updated Barrio Logan Community Plan, the City Council also adopted a comprehensive rezone of land within the Barrio Logan Community Plan area to implement the plan's land use designations.

The proposed Community Plan amendment is a technical amendment that corrects errors to the Land Use Map (Figure 2-1) in the Community Plan that was amended in 2023 for the Coastal Commission's requested modifications. The proposed amendment would correct the Land Use Map to be consistent with the Land Use Map in the 2021 Community Plan.

PROPOSED ACTIONS:

1. Adopt a Resolution to adopt the amendments to the Barrio Logan Community Plan, the Local Coastal Program, and the General Plan.
2. Adopt an Ordinance to rezone 1.8 acres from CC-2-3 to OP-1-1, 13.8 acres from CC-3-6 to OP-1-1, and 1.8 acre from CO-2-2 to OP-1-1 within the Barrio Logan Community Plan Area.

DISCUSSION OF ITEM:

The City Council adopted the updated Barrio Logan Community Plan (Community Plan) on December 7, 2021. The Land Use Map, Figure 2-1 in the Barrio Logan Community Plan (Attachment 1), identified the parks adjacent to Interstate 5, consistent with the Park and Recreation Facilities Map, Figure 7-1. The Land Use Map also designated the area generally located between 32nd Street, Main Street, and Bryant Street as Neighborhood Village.

As part of the updated Barrio Logan Community Plan, the City Council also adopted a comprehensive rezone the plan area to implement the plan's land use designations. In November 2023, the City Council adopted an amendment to the Barrio Logan Community Plan to include the California Coastal Commission's modifications requested for the certification of the Local Coastal Program within the Barrio Logan Community Plan area.

The proposed Barrio Logan Community Plan amendment is a technical amendment that would correct Land Use Map errors that occurred with the adoption of the 2023 Community Plan amendment for the Coastal Commission's requested modifications to the Community Plan for its certification with the Local Coastal Program. The amendment would revise the Land Use Map (Figure 2-1) (Attachment 2) to be the same as the Land Use Map that was adopted with the 2021 Community Plan Update and approved by the Coastal Commission. Additionally, rezones are being proposed to bring consistency between the land use designation and base zone of parks identified in the Community Plan's Land Use Map and the Parks and Recreation Facilities Map (Figure 7-1) (Attachment 3). The Land Use Map and zoning errors were recently discovered during the implementation of the Community Plan. The modifications that were requested by the Coastal Commission for the Local Coastal Plan certification did not include these proposed changes to the Land Use Map or the rezones.

Community Plan Amendment

The proposed changes to the following land uses would be consistent with the Land Use Map in the Community Plan that was adopted by the City Council in 2021.

Boston Avenue Linear Park

The amended 2023 Community Plan Land Use Map incorrectly designated only 1.8 acres of the 4.8-acre Boston Avenue Linear Park as park and the remaining 3.0 acres of the Boston Avenue Linear Park as right-of-way. The proposed Community Plan amendment would amend the Land Use Map (Figure 2-1) by redesignating 3.0 acres of the Boston Avenue Linear Park from right-of-way to park. The proposed park designation would be consistent with the current OP-1-1 zone.

Bryant Street Neighborhood Park

The amended 2023 Community Plan Land Use Map incorrectly designated the 2-acre Bryant Street Neighborhood Park as neighborhood commercial. The proposed Community Plan amendment would amend the Land Use Map (Figure 2-1) by designating the 2-acre Bryant Street Neighborhood Park from neighborhood commercial to park. The proposed park designation would be consistent with the current OP-1-1 zone and with the 2021 Community Plan Land Use Map.

Chollas Creek Trail Open Space Park

The amended 2023 Community Plan Land Use Map incorrectly designated only 3.4 of the 5.6-acre Chollas Creek Trail Open Space Park as open space and the remaining 2.2 acres as neighborhood commercial. The proposed Community Plan amendment would amend the Land Use Map (Figure 2-1) by designating 2.2

acres of the Chollas Creek Linear Park from neighborhood commercial to park. The proposed park designation would be consistent with the current OP-2-1 zone and with the 2021 Community Plan Land Use Map.

Neighborhood Village

The amended 2023 Community Plan Land Use Map incorrectly designated the 4.7-acre neighborhood village area as neighborhood commercial. The proposed Community Plan amendment would amend the Land Use Map (Figure 2-1) by designating the 4.7-acre neighborhood village area from neighborhood commercial to neighborhood village. The proposed neighborhood village designation would be consistent with the current CN-1-3 zone and with the 2021 Community Plan Land Use Map.

Rezones

The proposed rezones would rezone a portion of the Boston Avenue Linear Park and portions of Chicano Park to ensure consistency between the zoning and development regulations and the Community Plan's park land use designation. The proposed rezones are addressed in this section.

Boston Avenue Linear Park

The portion of the Boston Avenue Linear Park designated as a park in the Community Plan is bounded by Interstate 5, Boston Avenue, and 29th Street; however, it was incorrectly rezoned to CC-2-3 rather than OP-1-1. The proposed rezone would rezone the 1.8-acre portion of Boston Avenue Linear Park, designated as a park in the Community Plan, from CC-2-3 to OP-1-1. The CC-2-3 zone is a community commercial zone and is inconsistent with the Community Plan's park designation. The OP-1-1 zone is applied to active public parks and implements the community plan's land use.

Chicano Park

Chicano Park is designated as a park in the Community Plan and is bounded by Interstate 5, Cesar Chavez Parkway, and National Avenue; however, it was incorrectly rezoned to CC-3-6 and CO-2-2 rather than OP-1-1. The proposed rezone would rezone 13.8 acres of Chicano Park, designated as a park in the Community Plan, from CC-3-6 to OP-1-1 and rezone 1.8 acres of Chicano Park, designated as a park in the Community Plan, from CO-2-2 to OP-1-1. The CC-3-6 zone is a community commercial zone and the CO-2-2 is an office commercial zone, and both are inconsistent with the Community Plan's park land use designation.

General Plan Amendment

The Barrio Logan Community Plan is a part of the City's General Plan. The Community Plan refines the General Plan goals and policies into community-specific policies, goals and land use designations. The General Plan amendment to the land use map would maintain consistency with the Barrio Logan Community Plan land use map amendment. The General Plan groups community plan land use designations into seven general land use categories. The proposed amendment would amend the General Plan to redesignate 3.0 acres from Right-of-Way to Open Space and Recreation, 4.2 acres from Commercial Employment, Retail & Services to Open Space & Recreation, and 4.7 acres from Commercial Employment, Retail & Services to Multiple Use.

Staff Recommendation:

Staff recommends that the City Council approve the amendments to the Barrio Logan Community Plan, the Local Coastal Program, and the General Plan and Rezones as presented. If approved, the City Council's action will be forwarded to the California Coastal Commission for certification.

City of San Diego Strategic Plan:

The amendments to the Barrio Logan Community Plan, the Local Coastal Program, and the General Plan and Rezone are consistent with the Strategic Plan Priority Area: Protect and Enrich Every Neighborhood by preserving accessible, convenient, safe, and comfortable recreational spaces in the Barrio Logan community.

Fiscal Considerations:

There are no fiscal considerations associated with this item.

Charter Section 225 Disclosure of Business Interests:

N/A

Environmental Impact:

The Environmental Analysis Section of the City Planning Department has reviewed the Community Plan amendment and rezones and determined that the adoption of the proposed amendment and rezones are consistent with the 2021 Addendum to the Barrio Logan Community Plan Update Program Environmental Impact Report (PEIR) (SCH No. 2009091021), which was adopted by the San Diego City Council on December 7, 2021 (Resolution R-313812) in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162.

The Community Plan Amendment and Rezone reflect what was analyzed in the 2021 Addendum to the Barrio Logan Community Plan Update PEIR and, thus, this amendment would not result in new impacts or changed circumstances that would require a subsequent or new EIR; and there is no new information available that was not part of the original environmental document and/or considered with subsequent review of this amendment which identifies new significant effects not addressed in the previous document or a substantial increase in the severity of previously identified effects.

Climate Action Plan Implementation:

The Barrio Logan Community Plan Amendments and Rezone implement Climate Action Plan Measure 3.5: Climate-Focused Land Use by supporting the expansion of urban green space opportunities and encouraging outdoor activities.

Equal Opportunity Contracting Information (if applicable):

N/A

Previous Council and/or Committee Actions:

This item was not heard at the Land Use & Housing Committee.

Planning Commission Action:

The Planning Commission heard the item on Feb. 19, 2026 and voted to recommend approval by a vote of 4-0-0-1, with Vice-chair Boomhower recusing. The motion to approve the item on consent was made by Commissioner Miyahara and seconded by Commissioner Renger.

Key Stakeholders and Community Outreach Efforts:

This item was presented to the Barrio Logan Community Planning Group on February 18, 2026. The Community Planning Group recommended the approval of the Barrio Logan Community Planning Group Amendment and Rezones by a vote of 8-0-1.

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City Planning Department Director

Casey Smith

Chief Housing and Community Development Officer